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**From:** Zoe Kells  
**Sent:** 27/02/2025 12:01:59 PM  
**To:** Council Northernbeaches Mailbox  
**Subject:** Fwd: DA2025/0132

Can you please redact our address off the website with our submission.

Thank you

Zoe Kells

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**From:** Zoe Kells

**Date:** 27 Feb 2025 at 11:06 AM +1100

**To:** Northern Beaches Council

**Subject:** DA2025/0132

To whom it may concern,

We are writing to express our complete objection to the proposed DA by McDonalds to take over the site on the corner of Rosebery St and Kenneth Road, Manly Vale/Balgowlah.

We have been residents of Manly Vale for almost 20 years and have seen a steady increase in the traffic into and around our area. To date there has already been a huge lack of planning when it comes to the traffic into and around the suburb and the addition of McDonald's to this already incredibly congested corner, will only make living in this suburb so much more frustrating!

While the proposed development site is zoned commercial, the roads in this area, and the resulting traffic gridlock at many times of the week, are a growing problem that has not been meaningfully addressed during previous, successive developments (B-line car park, Woolworths, Bunnings, Aldi).

And the congestion doesn't just impact the residents of Manly Vale! Just ask a resident of Balgowlah or Fairlight how long it takes them to get to Brookvale. The traffic flowing from Condamine to Manly Vale, Manly, Freshwater and beyond, is constant at the corner of Condamine and Kenneth Roads, and will become so much worse. This is where the broader community suffers given that this area is a thoroughfare to the main arterial road to the northern beaches.

At some point further consideration needs to be given and solutions considered by council as to what volume of traffic the area can sustain and how many more developments can be squeezed in there without a corresponding investment in road infrastructure.

Our concerns are first and foremost about the traffic and congestion, but there are also so many other factors - to name a few:

Environmental concerns - KFC on the corner of Condamine and Kenneth Roads already produces noise, light, smell and litter pollution. The construction and on-going operation of McDonalds along with the additional traffic will compound these issues greatly.

Antisocial behaviour concerns - we are aware of the many anti social behaviour issues that occur at Brookvale McDonalds and other 24/7 McDonalds operations, and we do not want any more of this, in addition to what already occurs at KFC, in Manly Vale. We want to protect our children, older residents and ourselves from these risks.

Please consider the submissions being made by the residents of Manly Vale - we want to protect our safe and happy suburb!

Zoe & Phil Kells

